



3. *Hartley Flats Redevelopment Project*

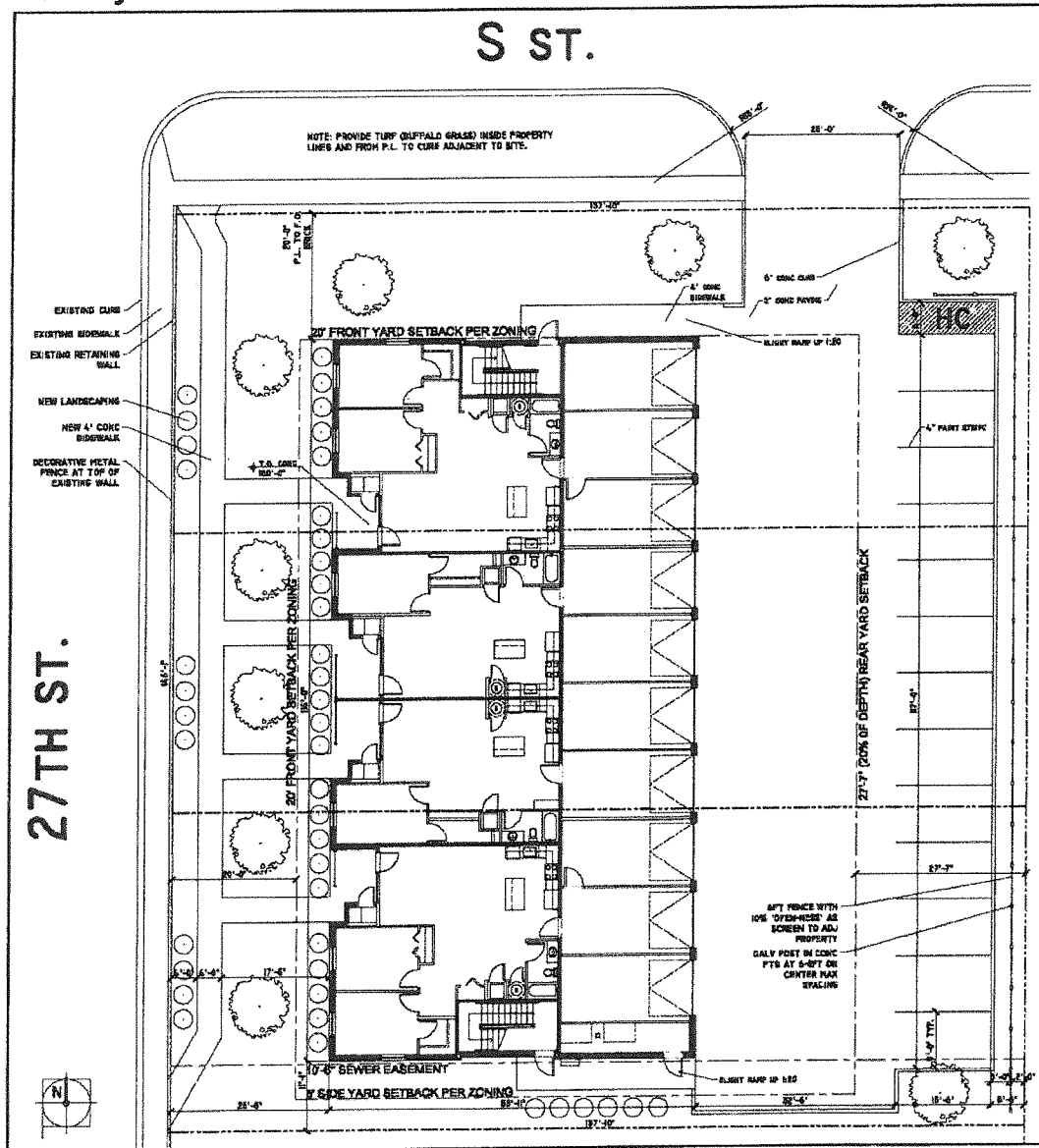
Project Description

TJK Investments Inc. is proposing to redevelop the properties at 444, 436, and 422 N. 27th Street. Hartley Flats is a thirteen unit residential building, which consists of four studio, five one-bedroom and four two-bedroom units. The total living space is 9,200 square feet. Parking for the development includes ten garage spaces and thirteen open spaces to the east of the building. The building will be located facing N. 27th Street.

Statutory Elements

- A. *Property Acquisition, Demolition, and Disposal:* Public land will be negotiated for sale to the developer through the redevelopment agreement process. The land is vacant and demolition is not required.
- B. *Population Density:* Population density will increase as a result, but will not significantly impact the overall population density of the city. The site is zoned R-6 and is vacant.
- C. *Land Coverage:* Land coverage will be altered with construction of the building.
- D. *Traffic Flow, Street Layouts, and Street Grades:* There is no impact to street layouts or grades. There will be an impact to traffic flow but it will not be significant. Vehicles will access the garages and parking lot from the "S" Street curb cut.
- E. *Parking:* Off-street parking will be developed as an element of the project consistent with R-6 zoning. The project will meet the requirements for parking.
- F. *Zoning, Building Code, and Ordinances:* The project area is currently zoned R-6 and will be replatted.
- G. *Financing:* The estimated total cost to implement the project is approximately \$1,000,000 which will generate approximately \$97,000 of public financing. The source of public funds for these improvements will be Community Improvement Financing (more commonly known as Tax Increment Financing (TIF)), is generated from the private development within the project area. A preliminary cost benefit analysis determined that for every dollar of public financing, \$11.31 in private investment is leveraged.

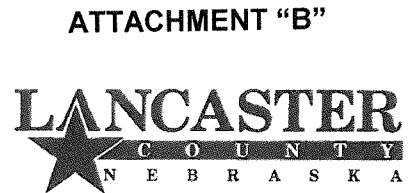
Hartley Flats Site Plan





LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



ATTACHMENT "B"

December 27, 2013

TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 13017**
(Proposed amendment to the North 27th Street Corridor and Environs Redevelopment Plan:
"Hartley Flats Redevelopment Project")

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 13017**, requested by the Director of the Urban Development Department, to review a proposed amendment to the North 27th Street Corridor and Environs Redevelopment Plan as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan to add the "Hartley Flats" project to redevelop the properties at 444, 436 and 422 North 27th Street as a 13-unit residential building. The North 27th Street Corridor and Environs Redevelopment Plan area is generally bounded on the south by N Street, on the west by 23rd Street, on the north by Leighton Avenue and on the east by 31st Street, Lincoln, Lancaster County, Nebraska. A map and project description are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC13017. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, January 8, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, January 2, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at www.lincoln.ne.gov (keyword = pcagenda).

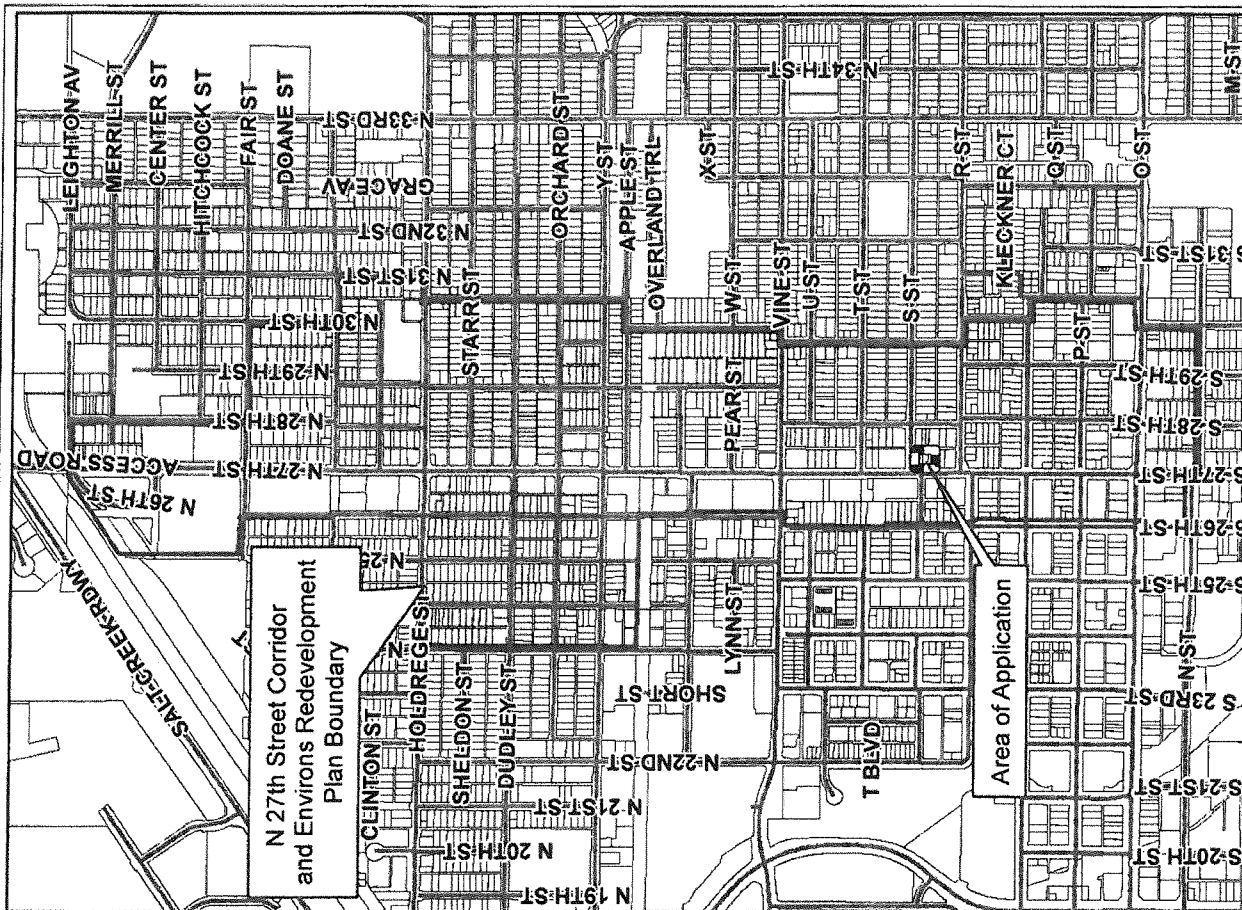
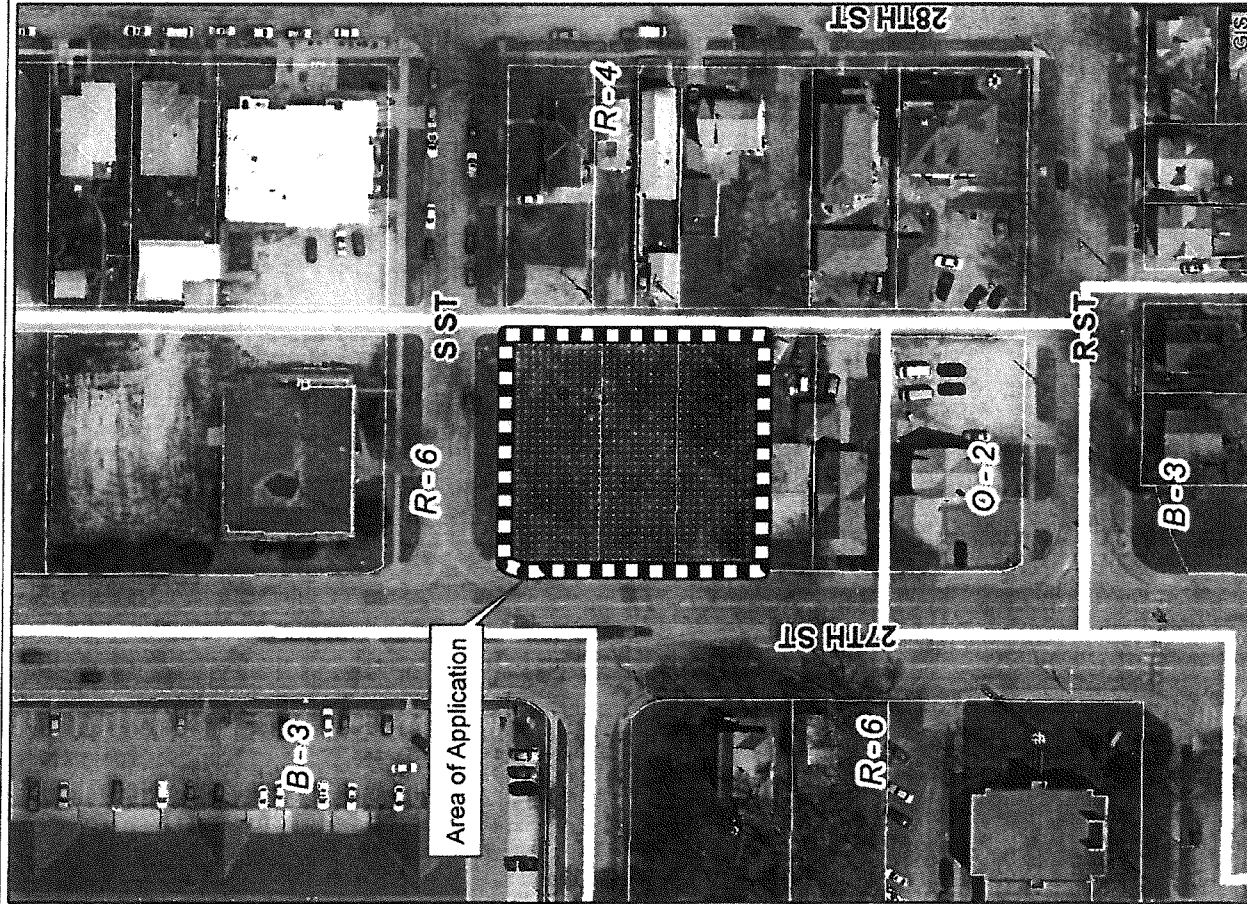
Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Dallas McGee, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor



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2013 aerial



Comprehensive Plan Conformance #13017 **N 27th Corridor and Environs Center Redevelopment Plan** **Hartley Flats Project** **N 27th & S St**

m:\planarview\CPCDevelopment\AreaDrawings.mxd (CPC13017)

ATTACHMENT "C"

Clinton Neighborhood Association

Near South Neighborhood
Association
P.O. Box 80143
Lincoln, NE 68501

Witherbee Neighborhood Association
PO Box 5431
Lincoln, NE 68505

JoAnn Asch
Antelope Park Neighborhood
Association
3035 Franklin Street
Lincoln, NE 68502

Richard Bagby
Witherbee Neighborhood Association
389 S. 47th St.
Lincoln, NE 68510

Maurice Baker
Clinton Neighborhood Association
1533 N. 27th St.
Lincoln, NE 68503

Ann Bleed
East Campus Community
Organization
1315 N. 37th St.
Lincoln, NE 68503

John Brown
Landon's Neighborhood Association
2201 Elba Circle
Lincoln, NE 68521

Carol Brown
Landon's Neighborhood Association
2201 Elba Cir
Lincoln, NE 68521

William Carver
Near South Neighborhood
Association
2202 Washington St.
Lincoln, NE 68502

Barbara Cornelius
Hartley Neighborhood Association
3149 R Street
Lincoln, NE 68503

Michael Cornelius
Hartley Neighborhood Association
3149 R St.
Lincoln, NE 68503

Tracy Corr
40th & A Neighborhood Association
1001 S. 37 St.
Lincoln, NE 68510

Vicki Cover
Hawley Neighborhood Association
2610 S St.
Lincoln, NE 68503

Sharon Doll
University Place Community
Organization
2909 N. 56 St.
Lincoln, NE 68504

Curt Donaldson
Hartley Neighborhood Association
2860 R Street
Lincoln, NE 68503

Vicky Dunn
University Place Community
Organization
2645 N. 57th St.
Lincoln, NE 68507

Gloria Eddins
Clinton Neighborhood Association
1700 N. 29th St.
Lincoln, NE 68503

Tim Francis
Hawley Neighborhood Association
2511 T Street
Lincoln, NE 68503

Tim Francis
Capitol View
2511 T Street
Lincoln, NE 68503

Fred Freytag
Witherbee Neighborhood Association
530 S. 38th St.
Lincoln, NE 68510

Jim Friedman
Near South Neighborhood
Association
1505 A St.
Lincoln, NE 68502

James Garver
Woods Park Neighborhood
Association
815 Elmwood Ave.
Lincoln, NE 68510

Lisa Good
Antelope Park Neighborhood
Association
3036 Franklin Street
Lincoln, NE 68502

Rob Hackwith
Landon's Neighborhood Association
4210 N. 23 St.
Lincoln, NE 68521

Mike James
Woods Park Neighborhood
Association
145 S. 28 St.
Lincoln, NE 68510

Ruth Johnson
Hartley Neighborhood Association
819 N. 33 St.
Lincoln, NE 68503

Chris Lesiak
Hartley Neighborhood Association
853 N 30th Street
Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
1408 N. 26 St.
Lincoln, NE 68503

Becky Martin
Woods Park Neighborhood
Association
338 S. 29 St.
Lincoln, NE 68510

Roy Maurer
East Campus Community
Organization
1444 N. 37th St.
Lincoln, NE 68503

Ed Patterson
Malone Neighborhood Association
700 N. 24 St.
Lincoln, NE 68503

Cletia Price
Antelope Park Neighborhood
Association
1810 Jefferson Avenue
Lincoln, NE 68502

Shawn Ryba
Belmont Community Organization
4411 N. Park Blvd
Lincoln, NE 68521

Dean Settle
Downtown Neighborhood Association
128 N. 13th St. #404
Lincoln, NE 68508-1501

Kelly Stahly
40th & A Neighborhood Association
4435 B St
Lincoln, NE 68510

Ted Triplett
Belmont Community Organization
4420 N. 14th Street
Lincoln, NE 68521

Annette McRoy
North Bottoms Neighborhood
Association
1142 New Hampshire St.
Lincoln, NE 68508

Richard Patterson
Woods Park Neighborhood
Association
230 S. 29 St.
Lincoln, NE 68510

Boyd Ready
Waterpark Owners' Association
PO Box 5462
Lincoln, NE 68505-5462

Jayne Sebby
Woods Park Neighborhood
Association
320 S. 29th Street
Lincoln, NE 68510

Carolene Skorohod
Skorohod Condominium Regime I
Owners' Association
6236 Vine Street
Lincoln, NE 68505

Peggy Struwe
Hawley Area Association
2240 Q Street
Lincoln, NE 68503

Judy Zohner
Downtown Neighborhood Association
1300 G St. Unit 304
Lincoln, NE 68508

Barb Morley
Malone Neighborhood Association
700 N. 24th St.
Lincoln, NE 68503

Teri Pope-Gonzalez
Salt Creek Area Neighborhood
Association
P.O. Box 80073
Lincoln, NE 68501

Bob Reeves
Clinton Neighborhood Association
3236 Dudley Street
Lincoln, NE 68503

Coleen Seng
University Place Community
Organization
6101 Walker Ave
Lincoln, NE 68505

Randy Smith
Woods Park Neighborhood
Association
705 S. 32nd St
Lincoln, NE 68510

Cindy Stuefer-Powell
East Campus Community
Organization
1217 N. 38th St.
Lincoln, NE 68503

Dave Landis
Urban Development

Ernie Castillo
Urban Development

Wynn Hjermstad
Urban Development

Dallas McGee
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



January 17, 2014

TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the North 27th Street Corridor and Environs Redevelopment Plan**
("Hartley Flats" Project: 444, 436 and 422 North 27th Street and adjacent alley)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving a proposed amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, February 3, 2014, at 3:00 p.m.**, in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed "Hartley Flats" Project is being added to redevelop the properties at 444, 436 and 422 North 27th Street as a 13-unit residential building. The North 27th Street Corridor and Environs Redevelopment Plan area is generally bounded on the south by N Street, on the west by 23rd Street, on the north by Leighton Avenue and on the east by 31st Street, Lincoln, Lancaster County, Nebraska. A map and project description were previously provided to you.

On January 8, 2014, the Lincoln-Lancaster County Planning Commission held public hearing and voted 9-0 to find the proposed amendment to the North 27th Street Corridor and Environs Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 13017**).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (402-441-7855 or ecastillo@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on January 27, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, January 23, 2014.

Sincerely,


Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Ernie Castillo, Urban Development
Wynn Hjermstad, Urban Development
Dallas McGee, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor



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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 17, 2013 AND FRIDAY, January 24, 2013:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 3, 2014, at 3:00 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Lincoln Center Redevelopment Plan, to add the "Case, Case, and Case Project" to renovate the existing residential building and make streetscape and facade improvements, generally located at 1421 P Street. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska.
2. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the North 27th Street Corridor and Environs Redevelopment Plan, to add the "Hartley Flats" project to redevelop the properties at 444, 436 and 422 North 27th Street as a 13-unit residential building. The North 27th Street Corridor and Environs Redevelopment Plan area is generally bounded on the south by N Street, on the west by 23rd Street, on the north by Leighton Avenue and on the east by 31st Street, Lincoln, Lancaster County, Nebraska.
3. A resolution requested by the Director of the Urban Development Department adopting the proposed "Piedmont Redevelopment Plan", on approximately 8.6 acres, consisting of 4.2 acres of commercial use including the Piedmont Shopping Center and Piedmont Auto Care facility, and 4.4 acres of street right-of-way. The Piedmont Redevelopment Plan area is generally bounded by C Street on the north, A Street and S. Cotner Boulevard on the south, Aldrich Road on the east and S. 50th Street on the west, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk